



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members
HAL KISSLER, Vice Chair
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
JOHN W. FOX

The Planning Commission welcomes you to this meeting.

October 4, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes

B. Communications

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Conditional Use Permit Application No. C-05-73, and environmental findings, filed by Sol Development on behalf of Transtar Holdings, LLC, pertaining to approximately 10.0 acres of property zoned C-2/UGM/cz (*Community Shopping Center/Urban Growth Management/conditions of zoning*) located on the northwest corner of West Shields and North Brawley Avenues.
 - 1. Environmental Assessment No. C-05-73, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 2. Conditional Use Permit Application No. C-05-73 proposes the construction of a supermarket, drugstore with drive-through service, fast food restaurant with drive-through service, in-line retail shops, gas station/food mart building with canopy for fuel pumps, and a drive-through car wash associated with an automobile service station. Property conditions of zoning require that any development proposal for the project site be considered by the Fresno City Planning Commission and City Council.
 - West Area Community Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

- B. Consideration of Rezone Application No. R-05-95, and environmental findings, filed by Self-Help Enterprises, pertaining to 4.92 acres of property located on the northwest corner of East Jensen and South Willow Avenues.
1. Environmental Assessment No. R-05-95, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-95 proposes to rezone the subject site from the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district for a proposed City-sponsored seniors housing project.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Meenakshi Singh
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council
- C. Consideration of Rezone Application No. R-06-27, and environmental findings, filed by Carolina Morfin, pertaining to 0.41 acre of property located on the west side of North Eighth Street between East Floradora and East McKinley Avenues.
1. Environmental Assessment No. R-06-27, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-06-27 proposes to rezone the subject site from the R-A (*Single Family Residential Agricultural*) zone district to the R-1 (*Single Family Residential*) zone district.
 - Roosevelt Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Nancy Morrison
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS - *Continued*

- D. Consideration of Rezone Application No. R-06-36, Vesting Tentative Tract Map No. 5652/UGM, and environmental findings, filed by Gary Giannetta Civil Engineering and Land Surveying on behalf of R. J. Hill, for approximately 35.93 acres of property located on the east side of North Bryan Avenue between West Ashlan Avenue and West Dakota Avenue alignment.
1. Environmental Assessment No. R-06-36/T-5652, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-06-36 proposes to rezone the subject site from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5652/UGM proposes to subdivide the subject property into a 173-lot single family residential subdivision.
 - West Area Community Plan
 - Council District 1 (Boyajian)
 - Staff Member: Will Tackett
 - Staff Recommendation: Recommend Approval of the Rezone Application
Approve the Vesting Tentative Tract Map
 - Will be considered by the City Council (Rezone Application only)
- E. Consideration of Rezone Application No. R-05-52, Vesting Tentative Tract Map No. 5494/UGM, and environmental findings, filed by Yamabe and Horn Engineering, Inc., on behalf of the Nishikawa Family Trust (Trustees Hiroshi and Mary Nishikawa), pertaining to two parcels (APN Nos. 312-430-01, 312-430-10) totaling 38.7 acres located on the north side of West Olive Avenue east of the North Polk Avenue alignment. Assessor's Parcel No. 312-430-10 will include detachment from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. R-05-52/T-5494, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-52 proposes to rezone the subject property as follows: APN 312-430-10 (4.8± acres) from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district and APN 312-430-01 (33.9± acres) from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5494/UGM proposes to subdivide the subject property into a 163-lot single family residential subdivision.
 - West Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of Rezone Application;
Approve Vesting Tentative Tract Map
 - Will be considered by the City Council (Rezone Application only)

VIII. NEW MATTERS - *Continued*

- F. Consideration of Rezone Application No. R-05-04, Vesting Tentative Tract Map No. 5443/UGM, Conditional Use Permit Application No. C-05-36, and environmental findings, filed by Quad Knopf on behalf of subdivider DS Ventures, LLC, and property owners Thomas J., Donald B., and Malissa A. Carberry, pertaining to two parcels (APN Nos. 312-261-03s, 312-261-06) totaling 80.66 acres located on the east and west sides of the North Polk Avenue alignment between West Belmont and West Olive Avenues. The project also includes the detachment of the subject property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. R-05-04/T-5443/C-05-36, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-04 proposes to rezone the subject property from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5443/UGM proposes to subdivide the subject property into a 283-lot single family residential planned development subdivision on 66.16 acres with a 14.5-acre remainder set aside for future residential development and two outlots (0.69 and 0.55 acres) for open space and recreational uses.
 4. Conditional Use Permit Application No. C-05-36 proposes a planned development with modified lot widths and specified building elevations.
 - West Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by the City Council (Rezone Application only)

VIII. NEW MATTERS - *Continued*

- G. Consideration of Rezone Application No. R-05-03, Vesting Tentative Tract Map No. 5444/UGM, Conditional Use Permit Application No. C-05-35, and environmental findings, filed by Quad Knopf on behalf of subdivider DS Ventures, LLC, and property owners Thomas J., Donald B., and Malissa A. Carberry, pertaining to two parcels (APN Nos. 312-261-03s, 312-261-06) totaling 80.66 acres located on the east and west sides of the North Polk Avenue alignment between West Belmont and West Olive Avenues. The project also includes the detachment of the subject property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. R-05-03/T-5444/C-05-35, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-03 proposes to rezone the subject property from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5444/UGM proposes to subdivide the subject property into a 61-lot single family residential planned development subdivision on 14.5 acres with a 66.16-acre remainder set aside for future residential development and one outlot (1.09 acres) for open space and recreational uses.
 4. Conditional Use Permit Application No. C-05-35 proposes a planned development with modified lot widths and specified building elevations.
 - West Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by the City Council (Rezone Application only)

VIII. NEW MATTERS - *Continued*

H. Consideration of Rezone Application No. R-05-54, Vesting Tentative Tract Map No. 5554/UGM, and environmental findings, filed by Quad Knopf on behalf of subdivider McKinley IV Ventures LLC, and property owners Charles H., Phyllis, and Cary S. Kuykendall, pertaining to 9.95 acres of property located on the south side of West Olive Avenue east of the North Polk Avenue alignment. The project also includes the detachment of the subject property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.

1. Environmental Assessment No. R-05-54/T-5554, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-05-54 proposes to rezone the subject property from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. Vesting Tentative Tract Map No. 5554/UGM proposes to subdivide the subject property into a 43-lot single family residential subdivision.
 - West Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of Rezone Application;
Approve Vesting Tentative Tract Map
 - Will be considered by the City Council (Rezone Application only)

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT